	ARCHITECTURAL DRAWING LIST	
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	COVER SHEET	4/28/2022
1-Civil	•	
C-1	CIVIL PLAN	12/14/2021
C-2	DETAILS	12/14/2021
C-3	DETAILS	12/14/2021
C-4	EROSION CONTROL & DEMOLITION PLAN	12/14/2021
2-Landscap	e	•
L-1	LANDSCAPE PLAN	11/5/2021
3-Architectu	ural	
A-020	ARCHITECTURAL SITE PLAN	4/28/2022
A-021	FAR PLANS	4/28/2022
A-100	BASEMENT FLOOR PLAN	4/28/2022
A-102	3RD & 4TH FLOOR PLAN	4/28/2022
A-103	ROOF PLAN	4/28/2022
A-300	ELEVATIONS	4/28/2022
AV-1	EXISTING TO BE DEMOLISHED	4/28/2022
AV-2	STREET RENDERING	4/28/2022
AV-3	STREET RENDERING	4/28/2022
AV-4	DESIGN CONTEXT DIAGRAM	4/28/2022
AV-5	NEIGHBORHOOD CONTEXT DIAGRAMS	4/28/2022
AV-6	SHADOW STUDY	4/28/2022
AV-7	DESIGN SCHEME COMPARISON	4/28/2022
AV-8	DESIGN SCHEME COMPARISON	4/28/2022
AV-9	DESIGN SCHEME COMPARISON	4/28/2022





SUBJECT PROPERTY



PROJECT: 18 PLEASANT ST, CAMBRIDGE MA

PROPOSED RESIDENTIAL DEVELOPMENT

ARCHITECT

KHALSA DESIGN INC. ADDRESS: 17 IVALOO STREET, SUITE 400 SOMERVILLE, MA 02143 OWNER RYAN WITTIG KIVARRA CAPITOL

SD SET 4-28-2022

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.

CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT

KHALSA

17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682

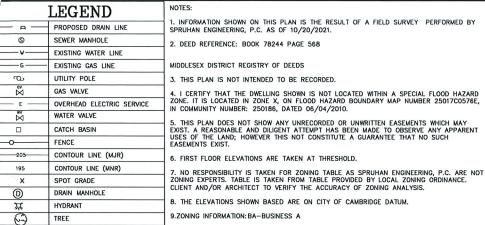
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COVER SHEET

A-000



Date: 12/14/2021

STORMWATER MANAGEMENT CALCULATIONS SYSTEM #1

> Design Criteria: Roof = 1.840.7 SF

Paved driveway= 513.9 S Total = 2,354.6 SF Design For 1" Rainstonn

Storage Volume Requires

V_R = (1"/12) (2,354.6 SF) = 196.2 CF

CAPACITY OF PROPOSED STORM TECH SYSTEM

Storage Capacity of single Storm Tech UNIT = 49 CF

Total Volume = (7'x 11' x 4'depth (2.5th for Storm Tech unit) x 2 UNIT) = 616 CF

Capacity for 2 UNIT = 98 CF

Total Storage Provided = Capacity in Crushed Stone + Total Capacity is

155.4 CF + 98 CF = 253.4 CF

Since Total Storage Provided (253.4 CF) > Total Storage Required (196.2 CF/D) Therefore, utilize 2-Storm-Tech Chamber with 1 ft. of Crushed Stone Beneath to Contain 1" Storm Event

yY

EXISTING ROOF (HOSE) = 1,840.7 S.F.
EXISTING PAVED DRIVEWAY = 513.9 S.F.
EXISTING HAPERVIOUS (STEPS & LANDINGS) = 229.3 S.F.
EXISTING BRICK AREA = 1,673.1 S.F.

PROPOSED ROOF = 1,829.0 S.F.
PROPOSED PAVED DRIVEWAY = 549.0 S.F.
PROPOSED MPERVIOUS (SITEPS/LANDINGS/WALKWAYS/RET. WALLS)=1,110.9 S.F.
PROPOSED MANDSCAPE AREA = 768.1 S.F.

DRAINAGE AREA SUMMARY

TOTAL EXISTING IMPERVIOUS AREA = 4,257.0 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 3,488.9 S.F.

TOTAL DECREASE IN IMPERVIOUS AREA = 768.1 S.F.

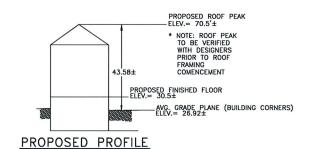
REFER TO ARCHITECTURAL PLANS FOR ALL ZONING RELATED INFORMATION

CONTRACTOR TO ENSURE NO INCREASE IN RUNOFF FROM ANY AREA OF THE LOT TO ABUTTING PROPERTIES.

PROPOSED FIRST FLOOR ELEVATION TO BE VERIFIED BY ARCHITECT PRIOR TO ANY CONCRETE BEING POURED.

GENERAL NOTES

- THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT YARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
- IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
- 3. ALL WORK SHALL CONFORM TO CITY OF CAMBRIDGE GENERAL CONSTRUCTION STANDARDS
- 4. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
- 5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR.
- 6. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTRACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.
- 7. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
- 8. NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS ARE TO BE LEFT WITHIN 6" OF THE WATER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.
- 9. PAVEMENT AREA SHALL BE PAVED TO A THICKNESS AS SHOWN ON THE PLANS MEASURED AFTER COMPACTION, WITH A BINDER COURSE AND TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I—1.
- 10. BASE MATERIAL SHALL BE CLEAN BANK RUN GRAVEL, CONFORMING TO M.D.F.W. M1.03.1 WITH NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4"DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.
- 11. ALL EXISTING PAVING TO BE DISTURBED SHALL BE CUT ALONG A STRAIGHT LINE THROUGH ITS ENTIRE THICKNESS. BUTT THE NEW PAVING INTO THE EXISTING PAVEMENT TO REMAIN.
- 12. ANY PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OR OTHERWISE DAMAGED DIRING CONSTRUCTION SHALL BE REPLACED WITH A PAVEMENT SECTION CONSISTING OF TWO-2" LIFTS OF BINDER BELOW A 2" TOP COURSE OF ASPHALT "SEE DETAIL".
- THE CONTRACTOR SHALL APPLY FOR A STREET OPENING AND UTILITY CONNECTION PERMITS AND SIDEWALK CROSSING PERMIT WITH THE CITY OF CAMBRIDGE DPW.
- 14. CONTRACTOR TO ENSURE THAT ALL SURFACE WATER IS DIVERTED AWAY FROM BUILDING FOUNDATION DURING FINAL GRADING.
- 15. CONTRACTOR MUST AIR SPADE FOR ROOTS PRIOR TO EXCAVATION AND TUNNEL BENEATH ANY ROOTS TO INSTALL NEW DRAIN AND SEWER. CONTACT AND SCHEDULE DPW IN ADVANCE OF AIR SPADING.
- 16. CITY OF CAMBRIDGE DPW EXCAVATION PERMIT IS REQUIRED IN ADVANCE OF ALL ON SITE UTILITY WORK AND UTILITY WORK IN CITY'S RIGHT OF WAY.



NOT TO SCALE



Spruhan Engineering, P.C.

80 JEWETT ST, (SUITE 1)

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18 PLEASANT ST, CAMBRIDGE, MASSACHUSETTS

CIVIL PLAN

REVISION BLOCK

DATE

DESCRIPTION

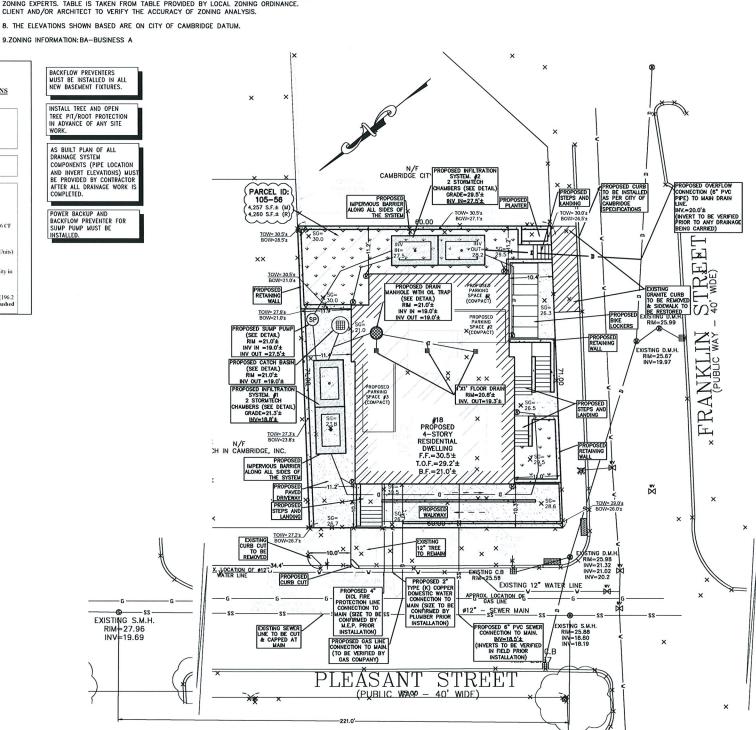
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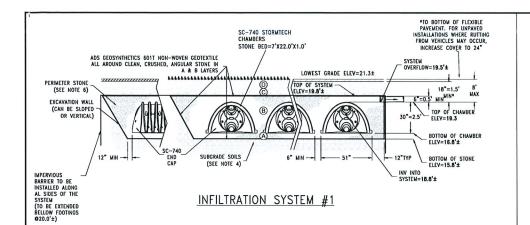
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APPROVED BY:	E.S

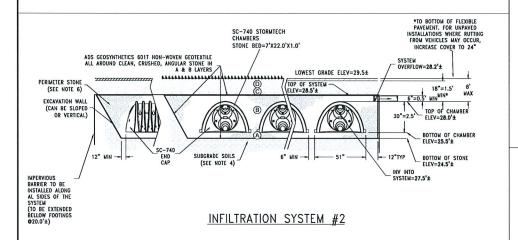
CIVIL PLAN

SHEET 1 OF 4









NOTES.

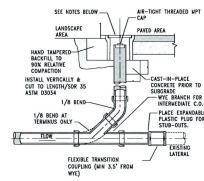
- SC-740 CHAMBERS SMALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORWMATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORWMATER COLLECTION CHAMBERS".
- 2. SC-740 CHAWBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC
- 3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- 4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND TO
- 5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. WOST PAYEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREWENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FRAM FILL-FILL MATERAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAYEMENT OR UNPAYED FRINSHED GRADE ABOYE. NOTE THAT PAYEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK WATERALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAYEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAYED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
С	MITIAL FILE MATERIAL FOR LAYER "C" STARTS FROM THE EMPENDMENT STORE ("B" LAUTRE) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER, MOTE THAT PAYEMENT SUBBASE MAY BE A PART OF THE "C" LAYER.	CRANALAR WILL-GRADED SOLY, ALGERCATE MITURES, <35X FINES OR PROCESSED ACCRECATE. WOST PAYEMENT SUBBASE WATERALS CAN BE USED IN LIFE OF THIS LAYER.	AASHTO M145' A-1, A-2-4, A-3 OR ASHTO M43' 3, 357, 4, 447, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGEN COMPACTIONS ATTER 12" (300 mm) OF MATTERIA OVER THE CHANGES IS BEACHED. COMPACT ADDITIONAL LAYES IN 8" (150 mm) MAX UNITS IO A MM, SAX PROCOSE DESIRIF FOR WILL MEST TO A MM, SAX PROCOSE DESIRIF FOR WILL FORCESTED ADDITIONAL MATTERIALS. ROLLER CROSS VENICLE WINDOWN NOT IO EXCELED 12,000 In. S. MI). DINAMIC FORCE NOT TO EXCELED 20,000 In. (88 10).
В	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTD M43' 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.

PLEASE NOTE:

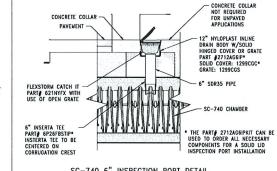
- 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE WUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- 2. STORWIECH COMPACTION REQUIREMENTS ARE MET FOR "A" LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



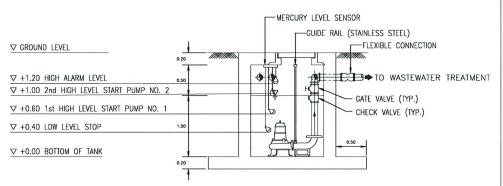
NOTES

- 1. RECTANGULAR OR CIRCULAR BOXES ARE PERMITTED.
- CONCRETE/FIBERLYTE LIDS ARE ACCEPTABLE IN NON-VEHICULAR AREAS. H-20 CAST IRON TRAFFIC LIDS AND BOXES IN VEHICULAR AREAS.
- ALL CLEANOUT LIDS SHALL BE MARKED WITH AN "S" OR THE WORD "SEWER" FOR SANITARY SEWER CLEANOUTS
- 4. CLEANOUT PIPE SHALL BE THE SAME DIAMETER AS THE CONNECTED SITE PIPE.
- TERMINATE C.O. AT CLOSEST JOINT TO SUBFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE MADE IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.

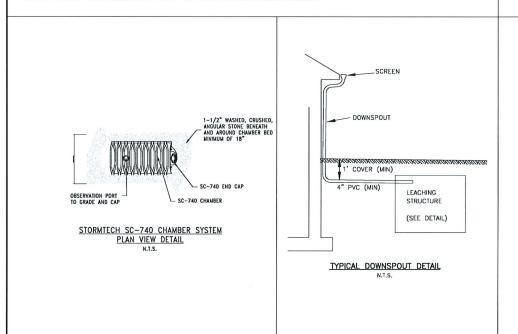
CLEANOUT TO GRADE

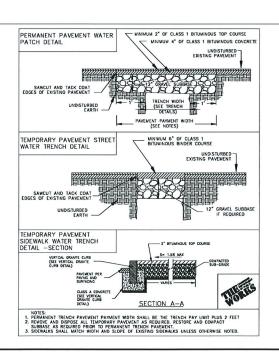


SC-740 6" INSPECTION PORT DETAIL N.T.S.



TYPICAL SUMP PUMP DETAIL





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DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	E.S

DETAILS

SHEET 2 OF 4



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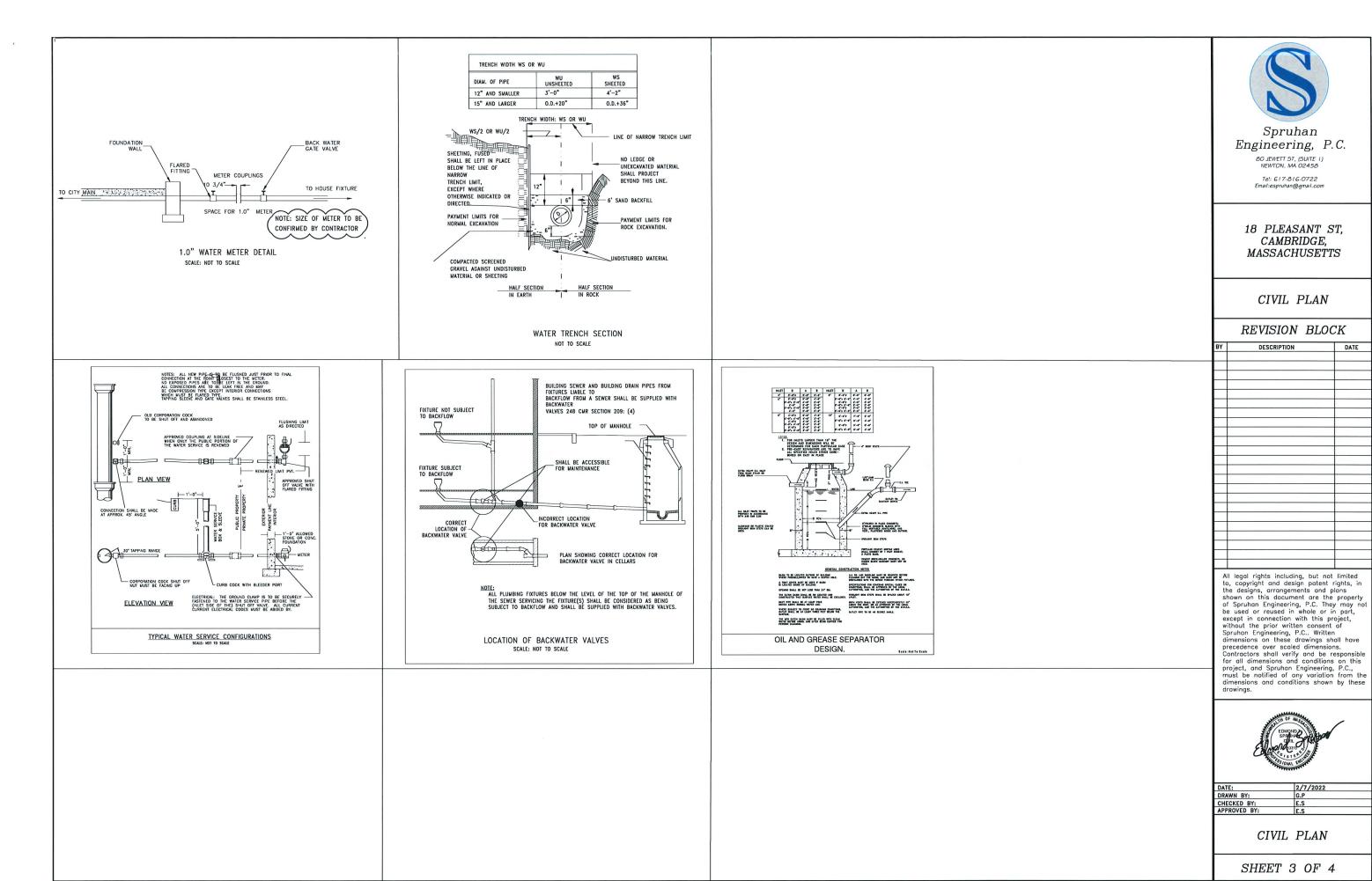
Tel: 617-816-0722 Email:espruhan@gmail.com

18 PLEASANT ST, CAMBRIDGE, MASSACHUSETTS

CIVIL PLAN

REVISION BLOCK

BY	DESCRIPTION	DATE
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_		
_		
-		
_		_
_		



EROSION CONTROL NOTES

- THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL WORK WITH THE PROJECT'S ENGINEER THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE ENGINEER HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
- AT THE END OF FACH WORKDAY, AT THE END OF FACH WORKWEEK, THE CONTRACTOR SHALL IMPLEMENT ALL
 TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
- DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERNS, HAY BALES STATE FENCES SHALL BE USED TO PROPERTY AND THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF T
- ALL AREAS ON— AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING.
- ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT
- 8. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS.
- 9. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED.
- 10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE
- 11. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP

CONSTRUCTION MATERIALS

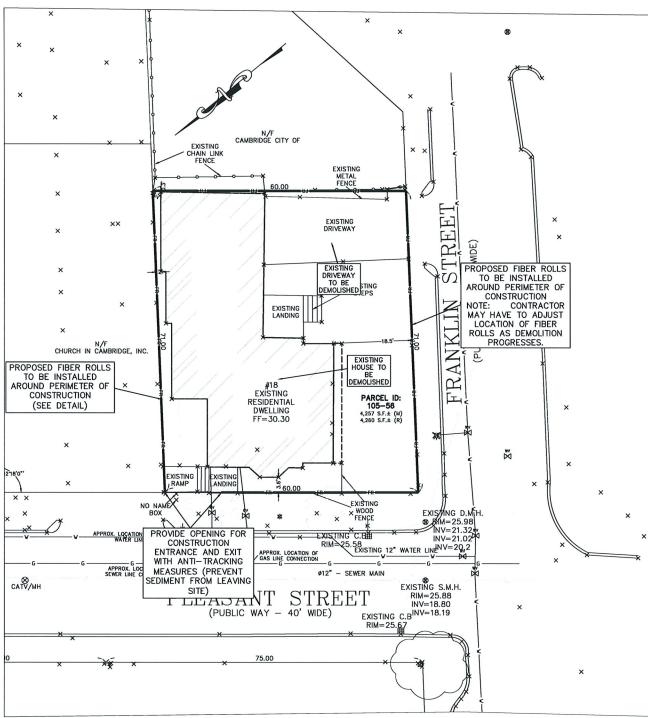
- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- . ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORN WATER DRAINAGE SYSTEM OR RECEVING WATER, AND SHALL BE LOCATED A MINIMUM 20 FEET AWAY FROM AN INJET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILIS SHALL BE IMPLEMENTED.FOUIPMENT AND MATERIALS FOR CLEANUP OF SPILIS SHALL BE AVAILABLE ON SITE AND THAT SPILIS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND

CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



VEHICLE STORAGE AND MAINTENANCE

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

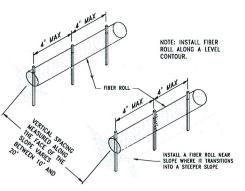
LANDSCAPE MATERIALS

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL.

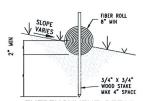
WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.

APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD

STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.



TYPICAL INSTALLATION



ENTRENCHMENT DETAIL

FIBER ROLLS

FIBER ROLL CONSTRUCTION SPECIFICATIONS

- PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENDUGHT IN ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENDUGH TO BURY THE WATTLE 2/5 OF ITS
 THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT
 WATTLES ARE INSTALLED FERENDICITIZEN TO WATER MOVEMENT, PARALLEL
 TO THE SLOPE CONTOUR.

 3. START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF

- 3. START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.

 4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPHESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.

 5. LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL MARE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WOODEN STAKES.

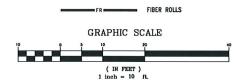
 6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE. IT USING WILLOW STAKES REFER TO USDAS SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.
- INSTALL STAKES AT LEAST EVERY FOUR FEFT APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSIVE OR VERY STEEP SLOPES.

FIBER ROLL INSTALLATION AND MAINTENANCE

- 8. INSPECT THE STRAW WATTLE AND THE SLOPES AFTER SIGNIFICANT STORMS.
 MAKE SURE THE WATTLES ARE IN CONTACT WITH THE SOIL.

 9. REPAIR ANY RILLS OR GULLES PROMPTLY.

 10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS





Spruhan Engineering, P.C.

80 JEWETT ST, (SUITE 1) NEWTON MA 02458

Tel: 617-816-0722 Email:espruhan@gmail.com

18 PLEASANT ST. CAMBRIDGE. **MASSACHUSETTS**

CIVIL PLAN

DATE

REVISION BLOCK

DESCRIPTION

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DATE:	2/7/2022
DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	E.S

EROSION CONTROL & DEMOLITION PLAN

SHEET 4 OF 4

PROBABLE PLANT LIST | 18 PLEASANT STREET

Deci	duous Tre	es:			
CC	1	Carpinus caroliniana	Musclewood	2-2.5" cal.	B&B
UA	1	Ulmus americana 'Homestead'	Homestead Elm	3-3.5" cal	B&B
Ever	green Tree	es:			
ТО	4	Thuja occ. 'Emerald Green'	Emerald Green Arborvitae	6-7' ht.	B&B
Shru	bs/Vines:				
CA	7	Clethra alnifolia	Summersweet	5 gal.	Pot
IG	1	llex glabra 'Densa'	Inkberry	24-30" ht.	Pot
LB	1	Lonicera brownii 'Dropmore Scarlet'	Honeysuckle Vine	5 gal.	Pot
Pere	nnial Blend	l Planting			
am	125	Alchemilla mollis	Lady's Mantel	I qt.	space 12" o.c.
aj	42	Ajuga reptans 'Burgandy Glow' or 'Catlins Giant'	Bugleweed	l qt.	space 12" o.c.
ср	211	Carex pensylvanica	Pennsylvania Sedge	l qt.	space 12" o.c.
pa	15	Polystichum acrostichoides	Christmas Fern	I gal.	space 24" o.c.

18 Pleasant Street Tree Tabulation	Caliper of Trees To Be Removed	Caliper of Trees To Be Preserved	Caliper of Proposed Trees
Elm #1 at Sidewalk	9		
Elm #2 at Sidewalk		7	
(1) Elm @ 3.5" cal.			3.5
(1) Carpinus @ 2.5" cal.			2.5
(4) Emerald Green Arborvitae @ 4" cal.			16
Norway Maple Off Property	10		
Total Inches	19	7	22.0





Blu 60 Smooth Techo-block Pervious Pavers at Patios





03 LINEAR PATTERN







Private Patio, Unit 2: Permeable Unit Paving Ex. 18" Linden

Bike Lockers (x7)

Repair Ex. Brick Sidewalk in kind

Approx. 3' Ret. Wall with 48" ht. Wood Board Fence Private Patio, Unit 1: Permeable Unit Paving

Repair Ex. Conc. Sidewalks and ADA sidewalk ramp in kind

Sloped Walk down to Sidewalk

Preserve + Protect Ex. 7" Elm

Ramp up to Entry

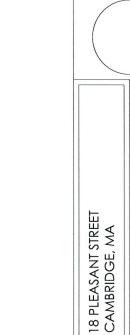
2R@4.5"

PLEASANT STREET

CC-1, cp-6

CA-7

Approx. 3' Ret. Wall with 48" ht. Wood Board Fence





LANDSCAPE PLAN

VERDANT
LANDSCAPE ARCHITECTURE
318 Havand Steet, Sub 25, Brodsire, MA 02446
Verdant Landscape Architecture.com
617.735.1180







Ex. 10" Norway maple TBR

am-125 aj-42 cp-195 pa-15

Ret. Wall TW level 2.80

Ret. Wall TW level 0.00

Ret. Wall, TW level 0.00

Ramp down to garage

Vehicular Conc. Paving

Ex. 9" Elm TBR

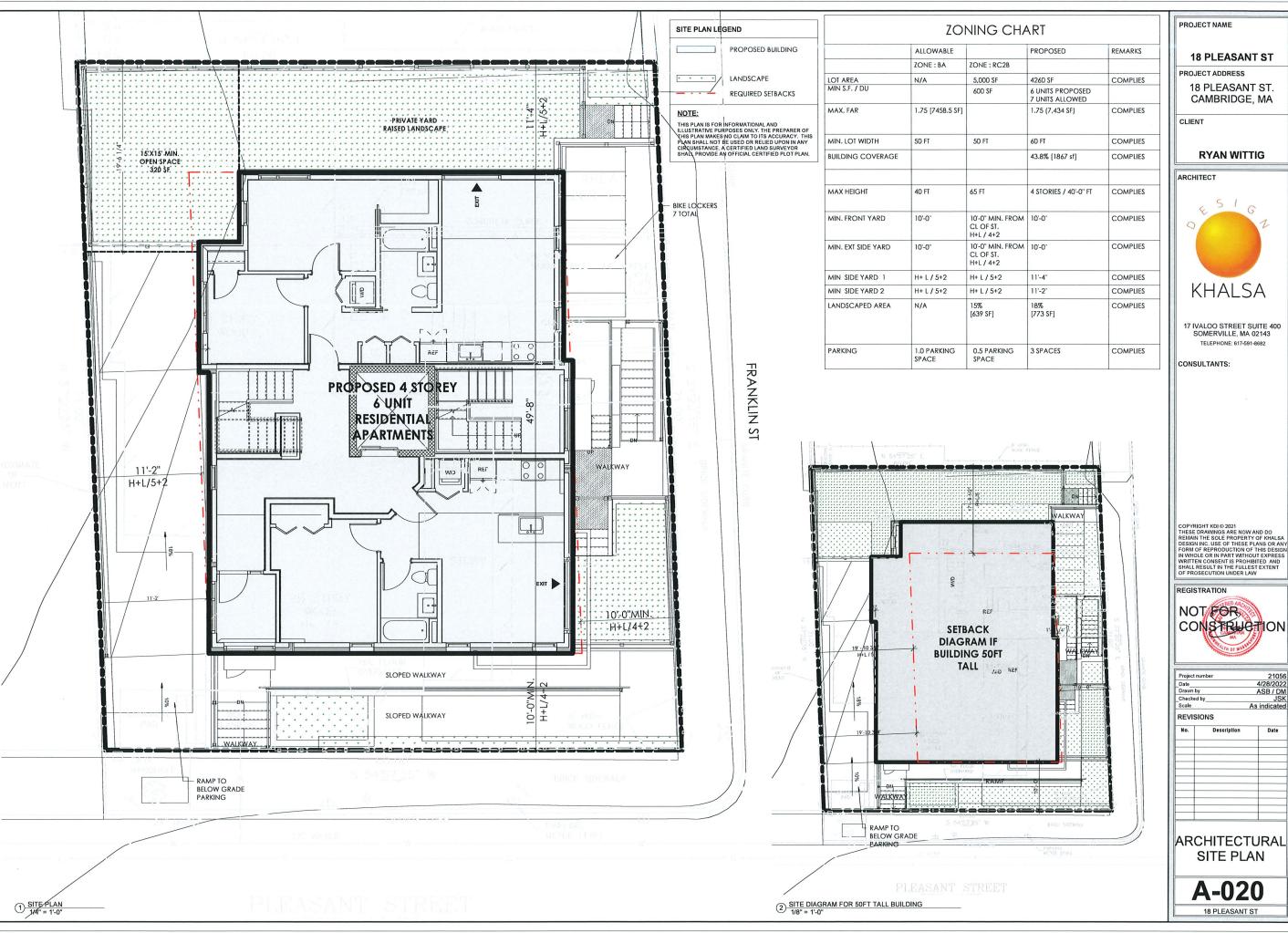
Granite Curb

UA-1, cp-10

6R@6"

LB-1





PROJECT NAME **18 PLEASANT ST** PROJECT ADDRESS 18 PLEASANT ST. CAMBRIDGE, MA CLIENT **RYAN WITTIG KHALSA**

> 17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682

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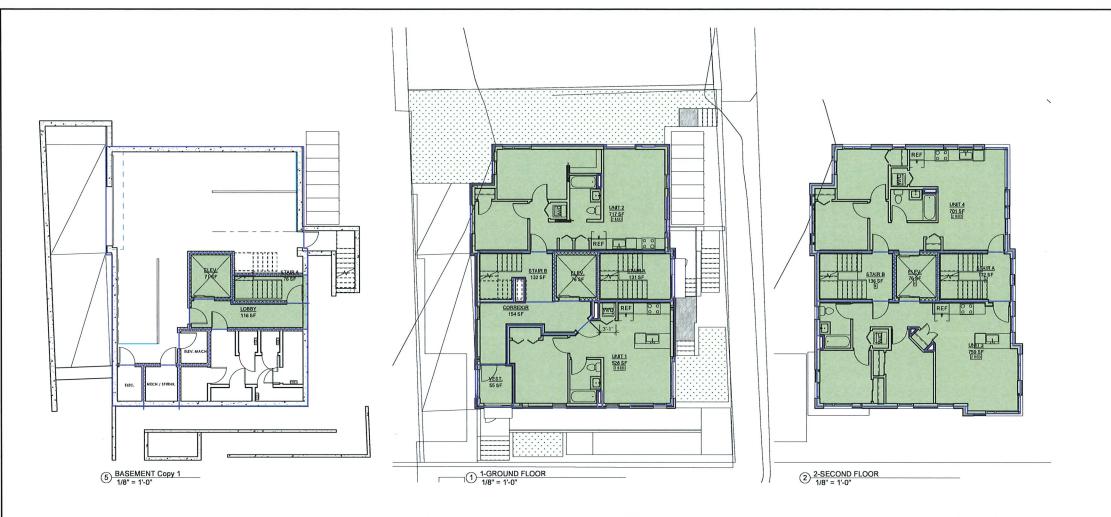
4/28/2022 ASB / DM JSK

REVISIONS

Date Description

ARCHITECTURAL SITE PLAN

18 PLEASANT ST



BASEMENT	
ELEV.	71 SF
LOBBY	116 SF
STAIR A	76 SF
	263 SF

UNIT 2	717 SF	
UNIT 1	528 SF	
CORRIDOR	154 SF	
ELEV.	76 SF	
STAIR B	132 SF	
STAIR A	131 SF	
VEST.	55 SF	
	1792 SF	

759 SF 136 SF
136 SE
132 SF
76 SF

UNIT 6	694 SF	
UNIT 5	790 SF	
ELEV.	76 SF	
STAIR B	137 SF	
STAIR A	106 SF	
	1803 SF	

UNIT 6	677 SF
UNIT 5	882 SF
ELEV.	76 SF
STAIR B	137 SF
	1773 SF
	7434 SF

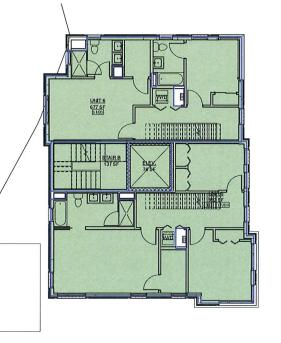
UNIT TYPE RATIO		
Comments	Coun	
1 BED	1	
2 BED	3	
3 BED	1	
3 BED + STUDY	1	
	6	

	UNIT AREA	
Name	Area	Comments
UNIT 1	528 SF	1 BED
UNIT 2	717 SF	2 BED
UNIT 3	759 SF	2 BED
UNIT 4	701 SF	2 BED
UNIT 5	1671 SF	3 BED + STUDY
UNIT 6	1371 SF	3 BED

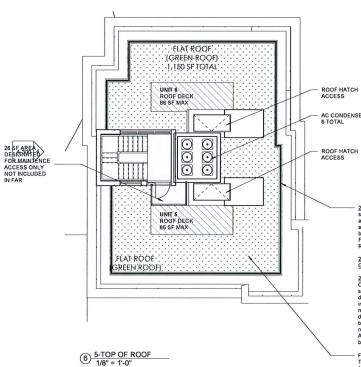


UNIT 6 694 SF D SED

3 3-THIRD FLOOR 1/8" = 1'-0"



4-FOURTH FLOOR 1/8" = 1'-0"



22.32 Functional Green Roof Area shall be defined as area atop a roof surface on a bulding, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The degth of soil and planted material shall be at least two (2) inches to be considered Functional Green Roof Area. For the purposes of maintaining the plant material, Functional Green Roof Area may be accessible by means of a roof entrance.

22.34 Floor Area Exemptions for Patios or Decks Adjacent to Functional Green Roof Area.

22.34.1 In non-residential zoning districts and in Residence C-1A, C-2, C-2A, C-2B, C-3, C-3A, and C-3B zoning districts, where a rooftop surface above the third floor includes Functional Green Roof Area as defined in Section 22.32 above, adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Functional Green Roof Area, such as a pabo or deck, shall be exempted from the calculation of Gross Floor Area of building, provided that the total space exempted in such a manner shall not exceed fifteen percent (15%) of the amount of Functional Green Roof Area on the buildings and that all such usable outdoor space shall be set back at least ten (10) feet from all outer roof edges.

- FUNCTIONAL GREEN ROOF AREA= 1,150 SF TOTAL DECK AREA= 172 SF 172 /1,150 = 0,149 TOTAL DECK AREA IS 14.9% OF TOTAL DECK AREA IS 14.9% OF TOTAL FUNCTIONAL GREEN ROOF AREA

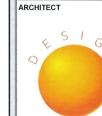
PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS 18 PLEASANT ST. CAMBRIDGE, MA

CLIENT

RYAN WITTIG



KHALSA

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Scale	-	1/8" = 1
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FAR PLANS

A-021 18 PLEASANT ST

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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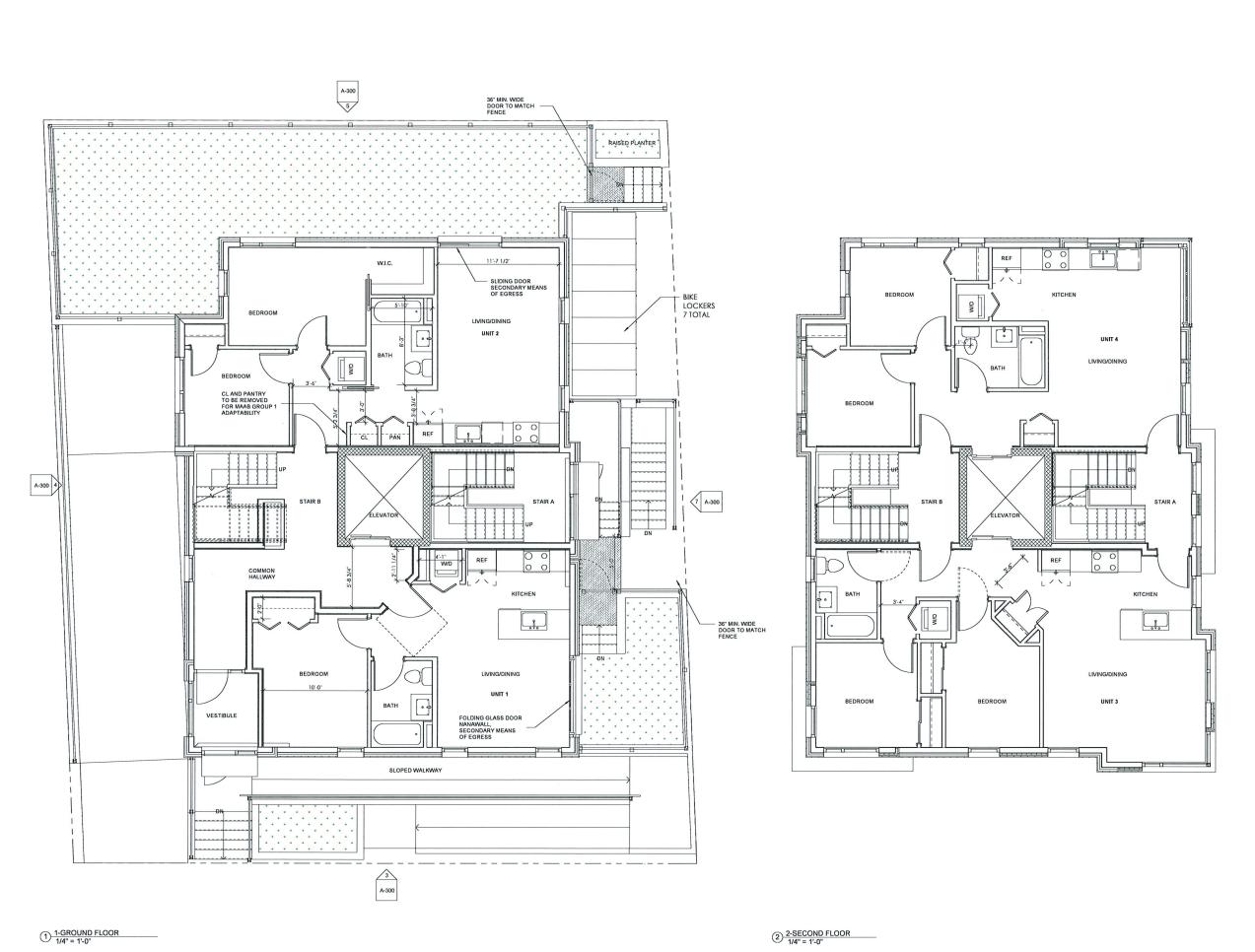
Project number		21056
Date		4/28/2022
Drawn by ASB		ASB / DM
Checked by		JSK
Scale		1/4" = 1'-0"
REVISI	ONS	
No.	Description	Date

No.	Description	Date
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_		+

BASEMENT FLOOR PLAN

A-10018 PLEASANT ST

2 BASEMENT 1/4" = 1'-0"



18 PLEASANT ST

PROJECT ADDRESS 18 PLEASANT ST. CAMBRIDGE, MA

CLIENT

RYAN WITTIG

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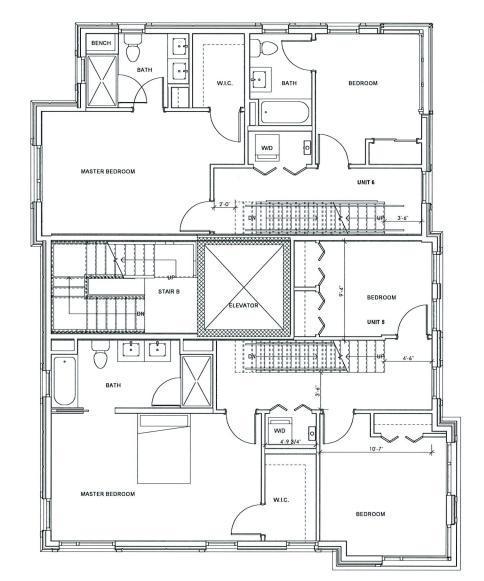


21056 4/28/2022 ASB / DM JSK 1/4" = 1'-0" REVISIONS

No.	Description	Date
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1ST & 2ND FLOOR PLAN

A-101 18 PLEASANT ST



3 3-THIRD FLOOR 1/4" = 1'-0" 4-FOURTH FLOOR 1/4" = 1'-0"

18 PLEASANT ST PROJECT ADDRESS

PROJECT NAME

18 PLEASANT ST. CAMBRIDGE, MA

CLIENT

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No.	Description	D
		+

3RD & 4TH FLOOR PLAN

A-102 18 PLEASANT ST

1) 5-TOP OF ROOF 1/4" = 1'-0" PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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Scale	1/4" = 1'-0'

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3		

ROOF PLAN

A-10318 PLEASANT ST

)

STOP OF ROOF

37.0

A-COURTHROOF

A-COURTHRO



4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION 1/8" = 1'-0"



7 EAST ELEVATION 1/8" = 1'-0" 5 NORTH ELEVATION 1/8" = 1'-0" PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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Date		4/28/2022	
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Scale		1/	/8" = 1'-0'
REVISIONS			
No.	Description		Date
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-			

ELEVATIONS

A-30018 PLEASANT ST

Ma adiable production







2 PERSPECTIVE II



3 PERSPECTIVE III



① PERSPECTIVE I

18 PLEASANT ST

PROJECT ADDRESS 18 PLEASANT ST. CAMBRIDGE, MA

CLIENT

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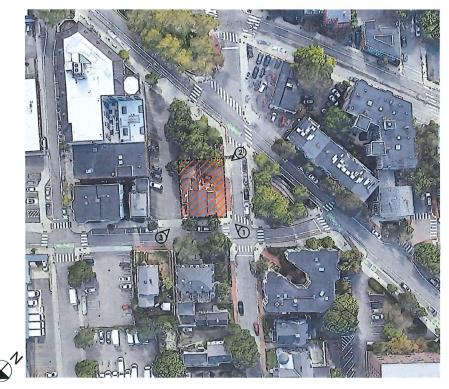


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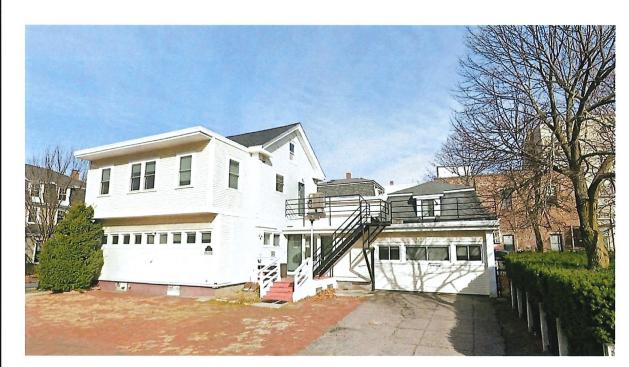
PERSPECTIVES

A-304 18 PLEASANT ST





KEY MAP







VIEW AT PLESANT ST

18 PLEASANT ST

PROJECT ADDRESS 18 PLEASANT ST. CAMBRIDGE, MA

CLIENT

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EXISTING TO BE DEMOLISHED

> AV-1 18 PLEASANT ST



VIEW AT PLEASANT ST & FRANKLIN ST

18 PLEASANT ST

PROJECT ADDRESS 18 PLEASANT ST. CAMBRIDGE, MA

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STREET RENDERING

AV-2 18 PLEASANT ST



VIEW AT WESTERN AVENUE

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

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REVISIONS			
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STREET RENDERING

AV-3

18 PLEASANT ST

RENDERING AT FRANKLIN & PLEASANT STREET





JAMES CRONIN PARK



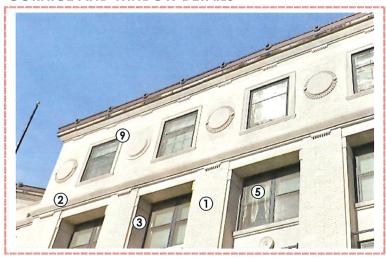
SITE CONTEXT LOCUS PLAN

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- 2. SUBTLE CAST STONE CORNICE AT BASE AND 3RD FLOOR
- 3. RECESSED WINDOWS
- 4. PUNCH STYLE WINDOWS
- 5. LARGE WINDOWS AT PROMINENT LOCATIONS
- 6. COMPLEMENTARY COLOURED HARDI PANEL, SMOOTH TRANSITIONAL MATERIAL AT TOP FLOOR, COLOR: COBBLE STONE
- 7. CONTEMPOARY HARDSCAPE BASE TO REFLECT BRICK BASE ON **NEIGHBORHOOD BUILDINGS**
- 8. EXTRUDED BRICK COURSE DETAILING
- 9. PICTURE FRAME CAST STONE WINDOW TRIMS AT TOP FLOOR 10. PROMINENT TOP FLOOR TERMINATION CORNICE
- 11. BAY ELEMENT TO ENGAGE CORNER INTERSECTION

CORNICE AND WINDOW DETAILS



WINDOWS AND BANDING DETAILING

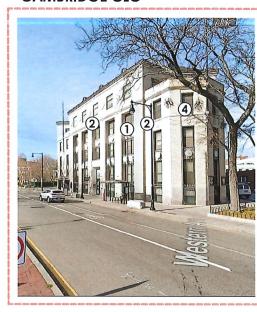


BAY & RESIDENTIAL ELEMENTS

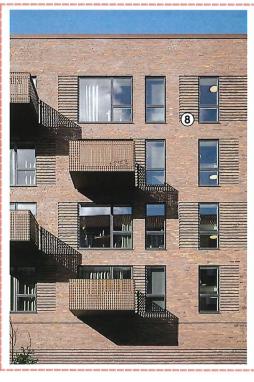




CAMBRIDGE CLC



EXTRUDED BRICK DETAIL EXAMPLE



PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS 18 PLEASANT ST.

CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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DESIGN CONTEXT DIAGRAM

18 PLEASANT ST

McELROY PARK AT INTERSECTION



ENLARGED AERIAL VIEW



332 FRANKLIN STREET 7 STORIES RESIDENTIAL BUILDING



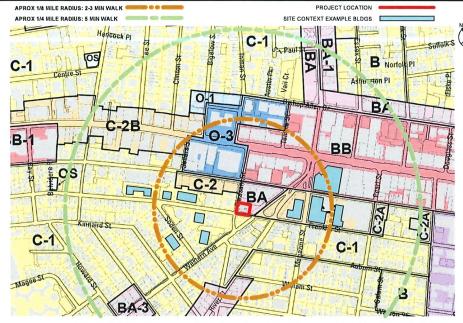
DAVENPORT APARTMENTS 345 FRANKLIN STREET 5 STORIES RESIDENTIAL BUILDING



369 FRANKLIN STREET 7 STORIES RESIDENTIAL BUILDING



CAMBRIDGE COURT APARTMENTS
411 FRANKLIN STREET
10 STORIES
RESIDENTIAL BUILDING





CHURCH CORNER APARTMENTS 10 MAGAZINE STREET 10 STORIES RESIDENTIAL BUILDING



1 CENTRAL SQUARE 5 STORIES MIXED-USE BUILDING



10 SODEN STREET 5 1/2 STORIES RESIDENTIAL BUILDING



237 FRANKLIN STREET 19 STORIES RESIDENTIAL BUILDING



CENTRAL SQUARE CHURCH 5 MAGAZINE STREET



101 WESTERN AVENUE 7 STORIES RESIDENTIAL BUILDING

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.

CAMBRIDGE, MA

CLIENT

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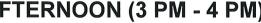
NEIGHBORHOOD CONTEXT DIAGRAMS

AV-5

18 PLEASANT ST







18 PLEASANT ST

PROJECT ADDRESS 18 PLEASANT ST. CAMBRIDGE, MA

RYAN WITTIG



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SHADOW STUDY

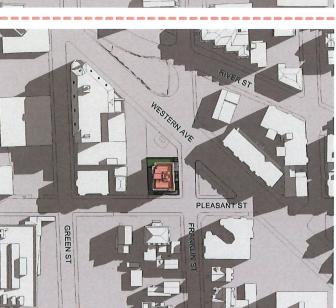
AV-6 18 PLEASANT ST

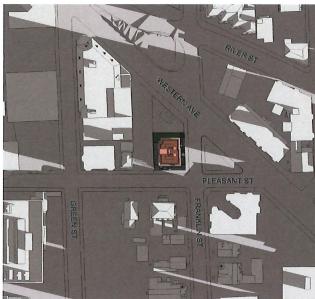
SOLSTICE SUMMER PLEASANT ST

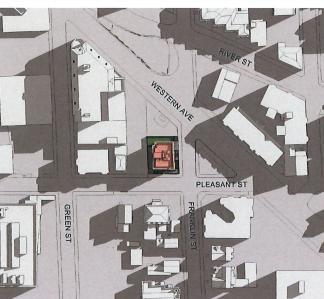


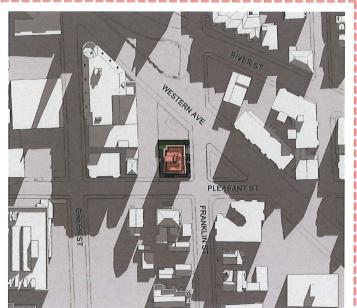




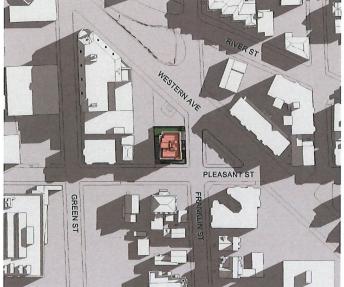








PLEASANT ST





FALL/SPRING SOLSTICE

WINTER

EQUINOX





18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-6682

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OF PROSECUTION UNDER LAW

REGISTRATION



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REVISI	ONS		
No.	Description	Date	
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DESIGN SCHEME COMPARISON

AV-7
18 PLEASANT ST



oj_18 Pleasant St Cambridge\03 Drawings\00_ARCH_SO_DD\21056_18 Pleasant St Cambridge(brick)_4-25-2022.rxt

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CURRENT SUBMISSION





PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS 18 PLEASANT ST. CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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REVISIONS			
Description	Date		
	-		

DESIGN SCHEME COMPARISON

> AV-8 18 PLEASANT ST





CURRENT SUBMISSION



VIEW AT FRANKLIN ST & PLEASANT ST - CURRENT





VIEW AT WESTERN AVE - PREVIOUS



VIEW AT WESTERN AVE - CURRENT

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS 18 PLEASANT ST. CAMBRIDGE, MA

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Project number	21056
Date	4/28/2022
Drawn by	DM/MI
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Scale	
REVISIONS	

No.	Description	Date
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DESIGN SCHEME COMPARISON

AV-9 18 PLEASANT ST